

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43	45	PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	GAWANDE RICHA M &		
Owner 2:	WASSERMAN BEN T		
Owner 3:			
Street 1:	45 PINE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CAMPBELL JOSHUA/BEYER MARITZA -		
Owner 2:	VENDEN LOUISE -		
Street 1:	45 PINE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1275 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	435,300			435,300
Total Card	0.000	435,300			435,300
Total Parcel	0.000	435,300			435,300
Source: Market Adj Cost		Total Value per SQ unit /Card:	341.41		/Parcel: 341.41

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	429,100	0	.		429,100	429,100	Year End Roll	12/18/2019
2019	102	FV	434,900	0	.		434,900	434,900	Year End Roll	1/3/2019
2018	102	FV	385,900	0	.		385,900	385,900	Year End Roll	12/20/2017
2017	102	FV	352,700	0	.		352,700	352,700	Year End Roll	1/3/2017
2016	102	FV	310,800	0	.		310,800	310,800	Year End	1/4/2016
2015	102	FV	289,000	0	.		289,000	289,000	Year End Roll	12/11/2014
2014	102	FV	275,900	0	.		275,900	275,900	Year End Roll	12/16/2013
2013	102	FV	275,900	0	.		275,900	275,900		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
3/15/2017	SQ Returned	EMK	Ellen K
1/20/2009	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
			G10			
Spl Credit				Total:		

apro 2021

APPRAISED:	435,300 /	435,300
USE VALUE:	435,300 /	435,300
ASSESSED:	435,300 /	435,300



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	56209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!15661!

PRINT

Date	Time
12/11/20	05:21:06

LAST REV

Date	Time
08/21/18	09:01:34

danam
15661

EXTERIOR INFORMATION

Type:	99	- Condo Conv
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:	S20 - Size 20	

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G10	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value